

Adopted at Meeting of 10/ 23/75

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF REDEVELOPER PARCEL E-2

DOWNTOWN-WATERFRONT URBAN RENEWAL AREA (61-62 CHATHAM STREET) PROJECT NO. MASS. R-77"

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Waterfront Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, Construction and General Laborer's Union Local 22 Building Trust has expressed and has submitted a satisfactory proposal for the development of Disposition Parcel E-2 in the Downtown Waterfront Urban Renewal Area.

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Construction and General Laborers' Union Local 22 Building Trust be and hereby is tentatively designated as redeveloper of Disposition Parcel E-2 consisting of 61 - 62 Chatham Street in the Downtown Waterfront Urban Renewal Area subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
 - (c) Submission in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of 100% of the construction financing within 60 days.

(ii) Final Working Drawings and Specifications within 90 days.

(iii) Commencement of construction within 120 days.

2. That disposal of Parcel E-2 by negotiation is the appropriate method of making the land available for development.
3. That it is hereby found that Construction and General Laborers' Union Local 22 Building Trust possesses the qualification and financial resources necessary to undertake development of the land in accordance with the Urban Renewal Plan.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.



1-62 CHATHAM ST.
PARCEL E-2

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a.. Name of Redeveloper: Construction & General Laborers' Union
Local 22 Building Trust
- b. Address and ZIP Code of Redeveloper: 215 Hanover St., Boston, Mass., 02113
- c. IRS Number of Redeveloper: (04-472-460-04) IRS No. of Local 22,
Creator of Trust
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Downtown Waterfront/Faneuil Hall Urban Renewal Project

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

Downtown Waterfront/Faneuil Hall urban renewal project
Parcel E-2 - 61-62 Chatham Street, Boston

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

☐ A corporation.

☒ A nonprofit or charitable institution ~~or corporation~~ see below

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☒ Other (explain) Building Trust of Local 22, a non-profit voluntary unincorporated association

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

March 20, 1965

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹. N/A
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
See (e) below
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest. N/A
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest. N/A
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Trustees are:	
Louis Mandarinì, 215 Hanover St., Boston, 02113	- Chairman of Trust
Michael Tarallo, " " " " "	- Sec.-Treas. of Trust
Cesare Pietrangelo, " " " " "	- Vice-Chairman
Frank Scoletta, " " " " "	- Trustee (Rec. Sec. of Local 22)
Joseph Incagnoli, Jr., " " " " "	- Trustee (Sergeant of Arms- Local 22)

None of above have any interest in project.

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
Construction & General Laborers' Union, Local 22 of Laborers International Union of North America 215 Hanover St. Boston, Mass. 02113	100%

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

See attached list.

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION N/A

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

7. Officers of Construction & General Laborers' Union,
Local 22

President - Ben Catone
Vice President - Vincent Fiocca
Recording Secretary - Frank Scolletta
Secretary-Treasurer - Michael Tarallo
Sergeant of Arms - Joseph Incagnoli, Jr.

Executive Board - Peter Russo
Rocco Pucillo

Auditors - Joseph Bucci
Carmin DeAngelis
Anthony DellaSala

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE	ESTIMATED AVERAGE
	MONTHLY RENTAL	SALE PRICE
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ Louis Mandarinini and Michael Tarallo
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: September 16, 1975

Dated: September 16, 1975

Louis A. Mandarinini
Signature
Chairman
Title

Michael Tarallo
Signature
Sgt. Treasurer
Title

215 Hancock Boston Mass
Address and ZIP Code 02113

215 Hancock St. Boston 02113
Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, known to be false, in any matter within the jurisdiction of any Department or Agency of the United States.

TABLED: September 25, 1975
RESUBMITTED: October 23, 1975

#3223

MEMORANDUM

TO: THE BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: DOWNTOWN WATERFRONT PROJECT, MASS. R-77
PARCEL E-2 - 61-62 CHATHAM STREET
REVOCATION OF DEVELOPER

On December 19, 1974, the Authority tentatively designated The Society of the Friendly Sons of St. Patrick of Boston, Inc. developer of the property proposed for rehabilitation at 61-62 Chatham Street with the requirement that construction drawings and proof of financing would be submitted within a period of 60 days. Since that time, repeated efforts to get the developer started have failed and to date none of the requirements have been fulfilled by The Society of the Friendly Sons of St. Patrick of Boston, Inc.

It is, therefore, recommended that the tentative designation be revoked.

In addition, it is recommended that Construction and General Laborers' Union Local 22 Building Trust be designated tentative developer. This group has the financial capability to commence immediately with this development; and representing local laborers, has been searching for some time for property on which to develop a headquarters and union hall. They have examined the structure at 61-62 Chatham Street and find it quite adequate to fulfill their needs.

Also it is recommended that a license to enter the property be expedited in order to allow the Union to clean out the structure so that necessary measurements can be made to commence design.

Appropriate votes and a Resolution follow:

Voted: That the tentative designation of The Society of the Friendly Sons of St. Patrick of Boston, Inc. as developer of Parcel E-2 in the Waterfront Project, Mass. R-77 is hereby revoked.